

Honorable Laurel E. Davis
United States Bankruptcy Judge



Entered on Docket
January 11, 2017

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THORNBURG MORTGAGE SECURITIES TRUST 2007-3, MORTGAGE BACKED NOTES,
SERIES 2007-3, etc.

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:

SEMAR VENTURES LLC,

Debtor.

Case No.: 16-15996-LED
Chapter 11

**ORDER GRANTING MOTION FOR
RELIEF FROM STAY**

Date: December 27, 2016
Time: 9:30 a.m.
Place: Foley Federal Building
300 S. Las Vegas Blvd.
Las Vegas, NV 89101

Judge: Hon. Laurel E. Davis

{40314208;1}

Thornburg Mortgage Securities Trust 2007-3, Mortgage Backed Notes, Series 2007-3, U.S. Bank National Association, as Indenture Trustee, Successor in Interest to Bank of America National Association, as Indenture Trustee, Successor by Merger to LaSalle Bank National Association, as Indenture Trustee, by Nationstar Mortgage LLC as Servicer with Delegated Authority Under the Transaction Documents' ("Thornburg") "Motion for Relief From Stay; Memorandum of Points and Authorities" [ECF No. 19] (the "Motion"), which was filed in the bankruptcy case of Semar Ventures LLC (the "Debtor") came on for a hearing before this Court on December 27, 2016. In connection with the Motion, Thornburg filed the "Declaration of Gregory K. Jones in Support of Motion for Relief From Stay" [ECF No. 19-1], and the "Notice of Hearing on Relief From Stay" [ECF No. 22]. Appearances were as noted in the record.

The Notice of Hearing was served on all parties. [ECF Nos. 23 and 25].

No opposition to the Motion was filed or made at or before the hearing.

After reviewing the paper and hearing statements of counsel, orders as set forth below. All findings of fact and conclusions of law orally stated by the Court at the hearing are incorporated herein pursuant to Federal Rule of Civil Procedure 52, as made applicable to this proceeding through Federal Rules of Bankruptcy Procedure 9014(c) and 7052. Good cause appearing,

IT IS HEREBY ORDERED:

1. The Motion is granted under Bankruptcy Code section 362(d)(1). As to Thornburg, its successors, transferees and assigns, and the property located at 21 Skyridge, Newport Coast, California, the stay of 11 U.S.C. § 362(a) is terminated as to the Debtor and the Debtor's bankruptcy estate.

2. This order is binding and effective despite any conversion of this bankruptcy case to a case under any chapter of the Bankruptcy Code.

1 3. This Order granting the relief requested in the Motion is applicable in any case filed
2 for the next one hundred eighty (180) days.

3 4. The 14-day stay prescribed by Federal Rule of Bankruptcy Procedure 4001(a)(3) is
4 waived.

5 **IT IS SO ORDERED.**

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8 Respectfully submitted by:

9 **AKERMAN LLP**

10 /s/ Rex D. Garner
11 REX D. GARNER
12 Nevada State Bar No. 9401
13 1160 N. Town Center, 330
14 Las Vegas, Nevada 89144

15 Approved:

16 **SETH D BALLSTAEDT LAW**

17 /s/ Seth D. Ballstaedt
18 SETH D. BALLSTAEDT
19 Nevada State Bar No. 11516
20 9555 S. Eastern Ave, Suite 210
21 Las Vegas, NV 89123

22 Counsel for Debtor
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1 In accordance with LR 9021, an attorney submitting this document certifies as follows
(check one):

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3 ☐ The court has waived the requirement set forth in LR 9021(b)(1).

4 ☐ No party appeared at the hearing or filed an objection to the motion.

5 ☒ I have delivered a copy of this proposed order to all attorneys who appeared at the
6 hearing, and each has approved or disapproved the order, or failed to respond, as indicated below
7 [list each party and whether the party has approved, disapproved, or failed to respond to the
document]:

8 ☐ I certify that this is a case under chapter 7 or 13, that I have served a copy of this order
9 with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the
order.

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11 **AKERMAN LLP**

12 /s/ Rex D. Garner
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